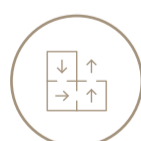


The background is a dark, textured marbled paper with intricate, vein-like patterns in shades of brown and grey. The text is centered and rendered in a white, classic serif font.

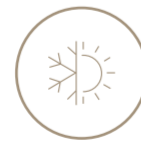
The Presidential Suites

TOWER 4



HARMONIOUS LAYOUT

- PROPORTIONED LIVING & DINING
- THOUGHTFULLY OPTIMISED PLANNING



SMART UTILISATION

- NO SUPERFLUOUS CIRCULATION
- MAXIMISED USABLE SPACE



CENTRAL DINING

- ELEGANTLY PLACED BETWEEN LIVING & KITCHEN
- EFFORTLESS INTERACTION



THE PRESIDENTIAL EDGE

- INTELLIGENT & COMPACT DESIGN
- SEAMLESS DAILY COMFORT

Palladio

= Presidential Suites =

BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 01

3BHK | 1143 SQ.FT.

RERA AREA + ENCLOSED BALCONY
101.13 SQ.MT.

OPEN BALCONY
5.08 SQ.MT.

TOTAL
106.21 SQ.MT.

Disclaimer: All dimensions are provided in feet and inches, measured from unfinished surfaces, for ease of understanding. The above plan is for explanatory purposes only and is subject to approval by the relevant authorities. Please refer to the sanctioned plans for the final, approved details. These plans may be subject to changes in structural and plumbing designs.





SEAMLESS LIVING
 • FULLY USABLE LAYOUT
 • EFFORTLESS FLOW ACROSS SPACES

LIGHT, AIR & EASE
 • ABUNDANT NATURAL LIGHT + VENTILATION
 • BRIGHT & BREATHABLE

THOUGHTFUL PRIVACY
 • PRIVATE & SOCIAL ZONES
 • UNINTERRUPTED COMFORT

THE PRESIDENTIAL EDGE
 • EXPANSIVE & OPEN JULIET BALCONIES
 • CITYSCAPE VIEW

Palladio

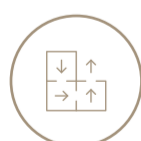
= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 02

4BHK | 1544 SQ.FT. | RERA AREA + ENCLOSED BALCONY **128.45 SQ.MT.** | OPEN BALCONY **15.01 SQ.MT.** | TOTAL **143.46 SQ.MT.**

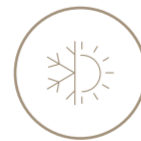
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ZONED LAYOUT

- CLEARLY ARTICULATED SPACES
- DEFINED LIVING AND PRIVATE REALMS



PRIVATE LIVING

- BEDROOMS DISCREETLY POSITIONED
- ENHANCED TRANQUILLITY



LIVING + DECK

- SEAMLESS INDOOR-OUTDOOR EXTENSION
- ELEVATED LIVING EXPERIENCE



THE PRESIDENTIAL EDGE

- GRAND FAMILY FORMAT
- EXPANSIVE & OPEN JULIET BALCONY

Palladio

= Presidential Suites =

BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 03

4BHK | 1550 SQ.FT.

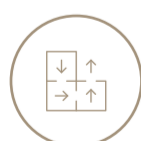
RERA AREA + ENCLOSED BALCONY
128.95 SQ.MT.

OPEN BALCONY
15.01 SQ.MT.

TOTAL
143.96 SQ.MT.

Disclaimer: All dimensions are provided in feet and inches, measured from unfinished surfaces, for ease of understanding. The above plan is for explanatory purposes only and is subject to approval by the relevant authorities. Please refer to the sanctioned plans for the final, approved details. These plans may be subject to changes in structural and plumbing designs.





CORNER LIVING
 • ENHANCED OPENNESS WITH ABUNDANT LIGHT
 • EXPANSIVE LIVING VIEWS



LIGHT & AIR
 • CROSS-VENTILATED BY DESIGN
 • BRIGHT, AIRY INTERIORS



SEAMLESS FLOW
 • FLUID SPATIAL TRANSITIONS
 • COHESIVE LIVING & DINING



THE PRESIDENTIAL EDGE
 • ADVANTAGE OF CORNER PLANNING
 • ELEVATED OPENNESS AND EASE

Palladio

= Presidential Suites =

BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 04

3BHK | 1136 SQ.FT.

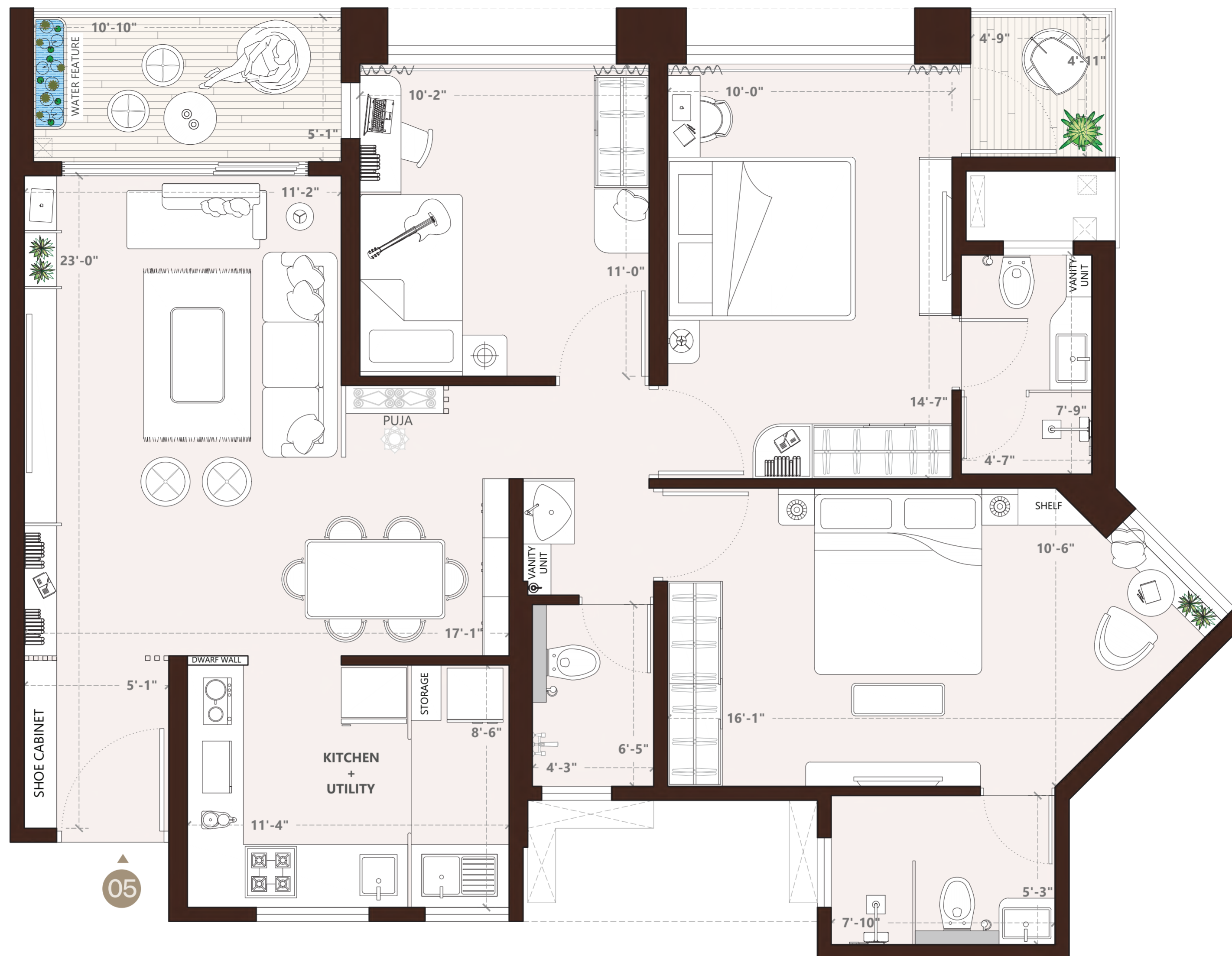
RERA AREA + ENCLOSED BALCONY
 100.43 SQ.MT.

OPEN BALCONY
 5.08 SQ.MT.

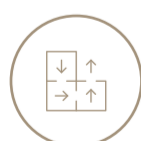
TOTAL
 105.51 SQ.MT.

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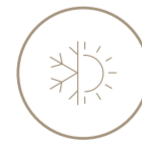




05



WIDE LIVING
 • GENEROUS LIVING FRONTAGE
 • AMPLIFIED SENSE OF SPACE



DISTINCT BEDROOM
 • SIGNATURE LAYOUT CHARACTER
 • REFINED PRIVATE RETREAT



SMART PLANNING
 • PRECISION-LED SPACE UTILISATION
 • MINIMAL SPATIAL WASTAGE



THE PRESIDENTIAL EDGE
 • DESIGN-FORWARD LAYOUT
 • POISED BALANCE OF ZONES

Palladio

= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 05

3BHK | 1073 SQ.FT. | RERA AREA + ENCLOSED BALCONY **92.45 SQ.MT.** | OPEN BALCONY **7.23 SQ.MT.** | TOTAL **99.68 SQ.MT.**

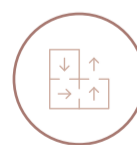
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The background of the entire image is a rich, dark brown marbled paper. The marbling pattern consists of intricate, vein-like structures that swirl and flow across the surface, creating a complex and organic texture. The colors range from deep, dark chocolate browns to lighter, almost beige tones where the veins are more prominent.

The Presidential Suites

TOWER 5



SEAMLESS LIVING
 • FULLY USABLE LAYOUT
 • EFFORTLESS FLOW ACROSS SPACES



LIGHT, AIR & EASE
 • ABUNDANT NATURAL LIGHT + VENTILATION
 • BRIGHT & BREATHABLE



THOUGHTFUL PRIVACY
 • PRIVATE & SOCIAL ZONES
 • UNINTERRUPTED COMFORT



THE PRESIDENTIAL EDGE
 • EXPANSIVE & OPEN JULIET BALCONIES
 • CITYSCAPE VIEW

Palladio

= Presidential Suites =

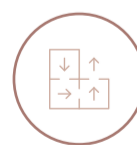
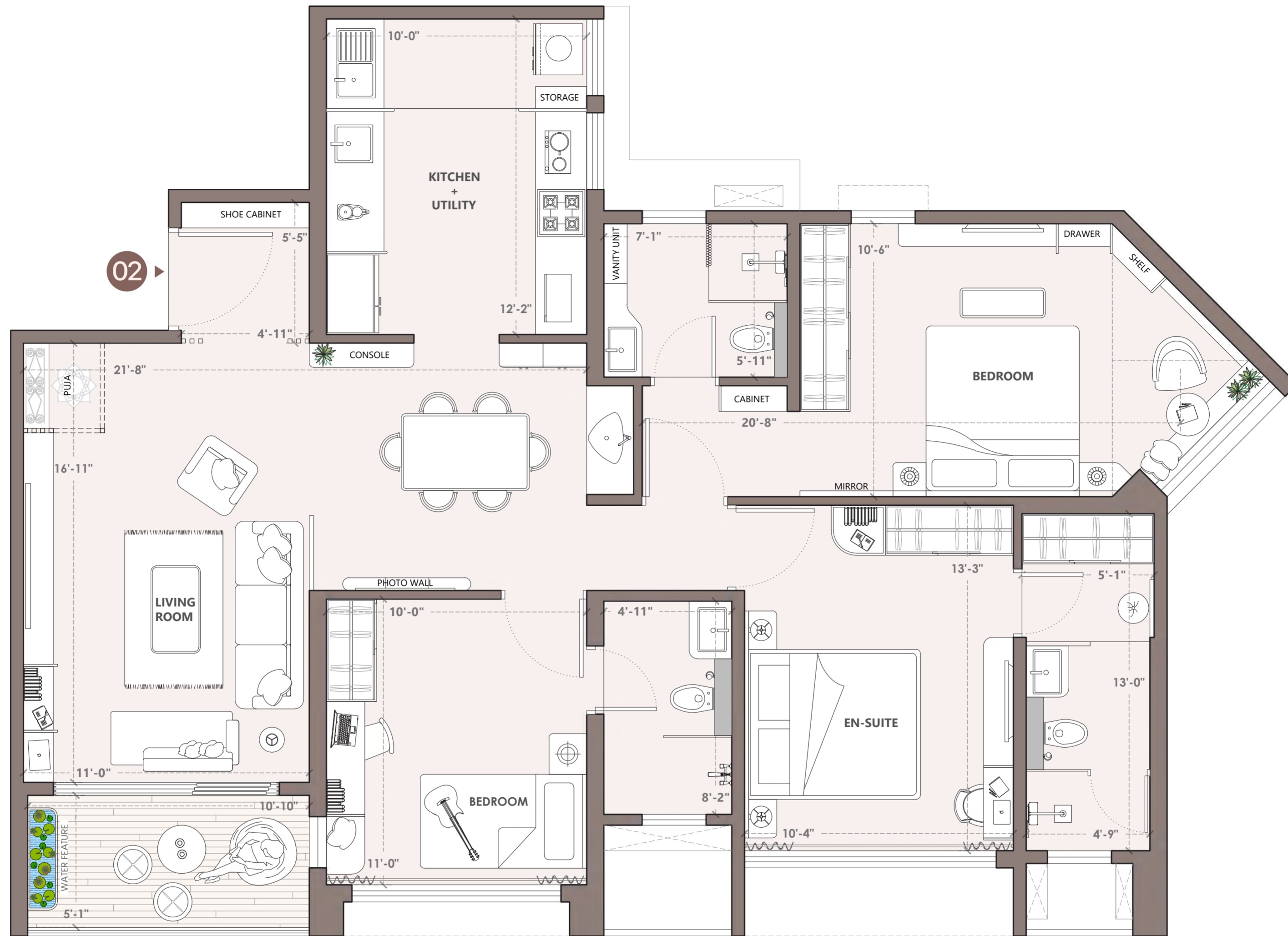
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 01

4BHK | **1590** SQ.FT. | RERA AREA + ENCLOSED BANCONY **132.70** SQ.MT. | OPEN BALCONY **15.01** SQ.MT. | TOTAL **147.71** SQ.MT.

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HARMONIOUS COMPOSITION
 • PROPORTIONED LIVING & DINING
 • THOUGHTFULLY OPTIMISED PLANNING



INTELLIGENT UTILISATION
 • NO SUPERFLUOUS CIRCULATION
 • MAXIMISED USABLE SPACE



CENTRED DINING
 • ELEGANTLY PLACED BETWEEN LIVING & KITCHEN
 • EFFORTLESS INTERACTION



PRESIDENTIAL EDGE
 • INTELLIGENTLY COMPACT DESIGN
 • SEAMLESS DAILY COMFORT

Palladio

= Presidential Suites =

BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 02

3BHK | 1143 SQ.FT. | RERA AREA + ENCLOSED BANCONY **101.13 SQ.MT.** | OPEN BALCONY **5.08 SQ.MT.** | TOTAL **106.21 SQ.MT.**

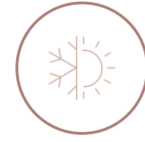
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CORNER EXPANSE

- ENHANCED OPENNESS WITH ABUNDANT LIGHT
- EXPANSIVE LIVING VIEWS



NATURAL INFLOW

- CROSS-VENTILATED BY DESIGN
- BRIGHT, AIRY INTERIORS



SEAMLESS FLOW

- FLUID SPATIAL TRANSITIONS
- COHESIVE LIVING & DINING



PRESIDENTIAL EDGE

- ADVANTAGE OF CORNER PLANNING
- ELEVATED OPENNESS AND EASE

Palladio

= Presidential Suites =

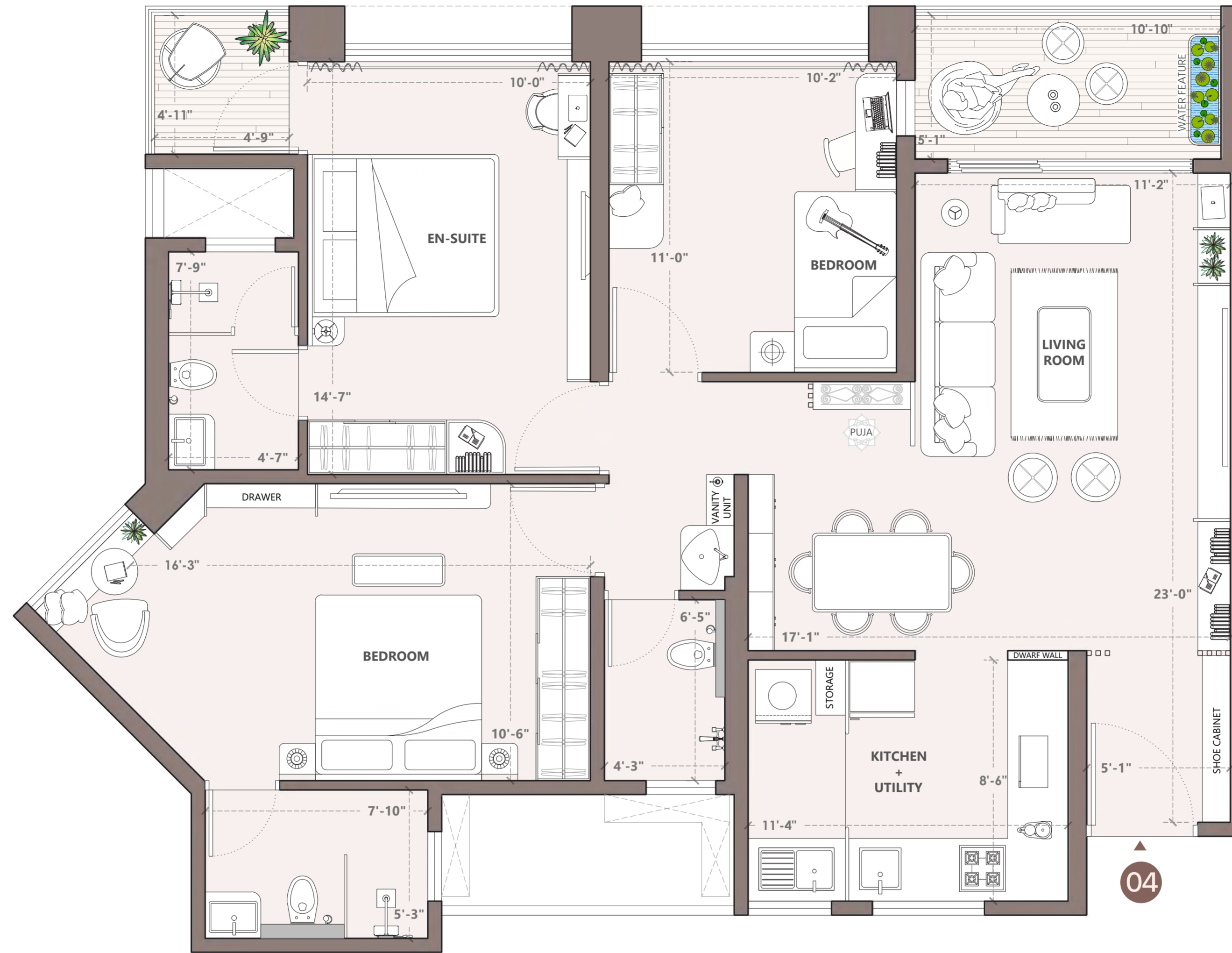
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 03

3BHK | 1084 SQ.FT. | RERA AREA + ENCLOSED BANCONY **93.45 SQ.MT.** | OPEN BALCONY **7.23 SQ.MT.** | TOTAL **100.68 SQ.MT.**

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- WIDE LIVING**
- GENEROUS LIVING FRONTAGE
 - AMPLIFIED SENSE OF SPACE



- DISTINCT BEDROOM**
- SIGNATURE LAYOUT CHARACTER
 - REFINED PRIVATE RETREAT



- SMART PLANNING**
- PRECISION-LED SPACE UTILISATION
 - MINIMAL SPATIAL WASTAGE



- THE PRESIDENTIAL EDGE**
- DESIGN-FORWARD LAYOUT
 - POISED BALANCE OF ZONES

Palladio

= Presidential Suites =

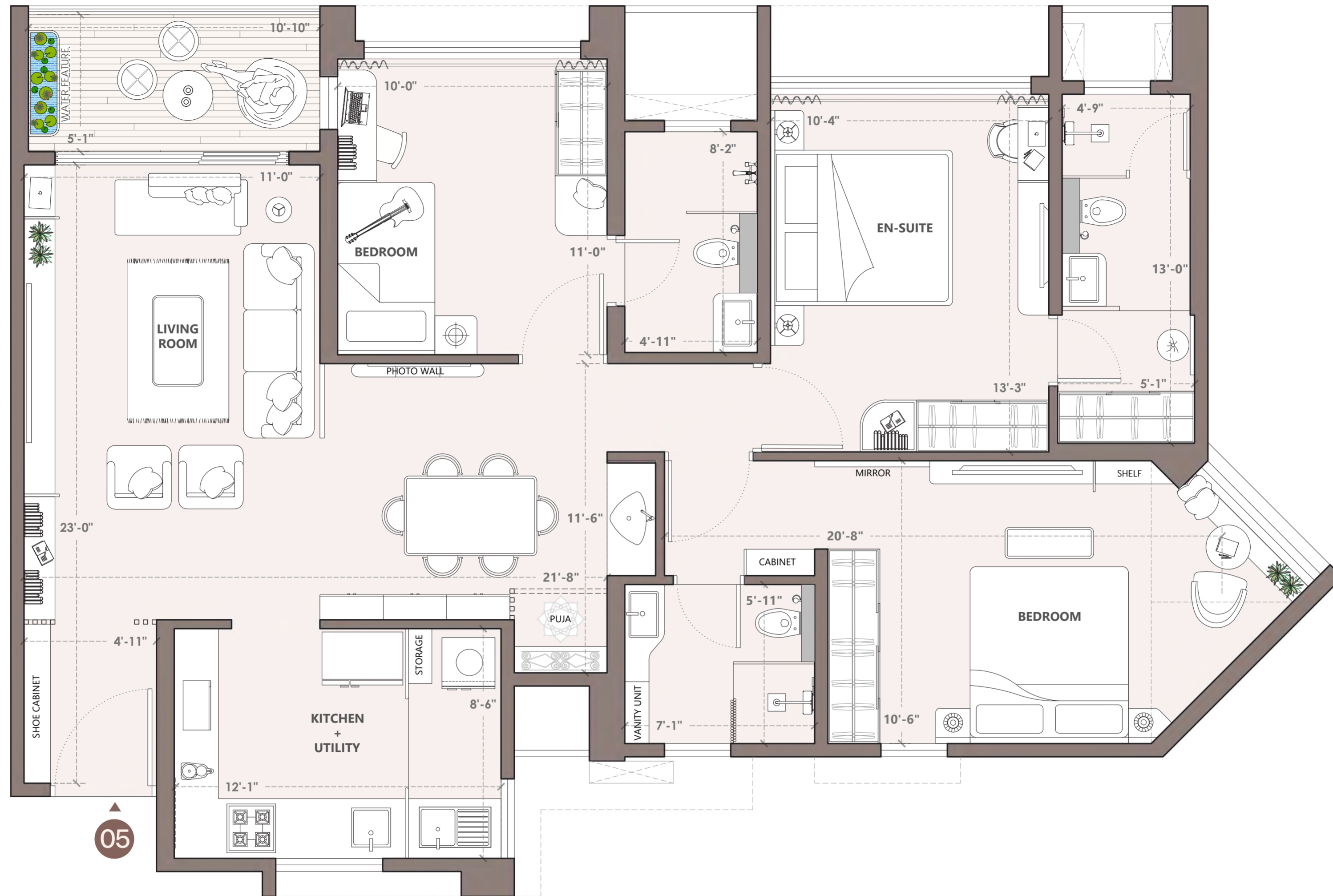
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 04

3BHK | 1073 SQ.FT. | RERA AREA + ENCLOSED BANCONY 92.46 SQ.MT. | OPEN BALCONY 7.23 SQ.MT. | TOTAL 99.69 SQ.MT.

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EXPANSIVE LIVING

- GENEROUSLY SIZED LIVING AREA
- ELEVATED EVERYDAY COMFORT



CONNECTED DINING

- CENTRALLY ANCHORED DINING
- SEAMLESS SPATIAL DIALOGUE



HARMONISED SPACES

- WELL-APPOINTED BEDROOMS
- PROPORTIONED FOR EASE



PRESIDENTIAL EDGE

- SPACIOUS BY DESIGN
- REFINED LIVEABILITY

Palladio

= Presidential Suites =

BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 05

3BHK | 1136 SQ.FT.

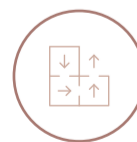
RERA AREA + ENCLOSED BANCONY
100.44 SQ.MT.

OPEN BALCONY
5.08 SQ.MT.

TOTAL
105.52 SQ.MT.

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ZONED LAYOUT
 • CLEARLY ARTICULATED SPACES
 • DEFINED LIVING AND PRIVATE REALMS



PRIVATE LIVING
 • BEDROOMS DISCREETLY POSITIONED
 • ENHANCED TRANQUILLITY



LIVING + DECK
 • SEAMLESS INDOOR-OUTDOOR EXTENSION
 • ELEVATED LIVING EXPERIENCE



THE PRESIDENTIAL EDGE
 • GRAND FAMILY FORMAT
 • OPENNESS WITH DISTINCTION

Palladio

= *Presidential Suites* =

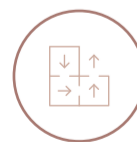
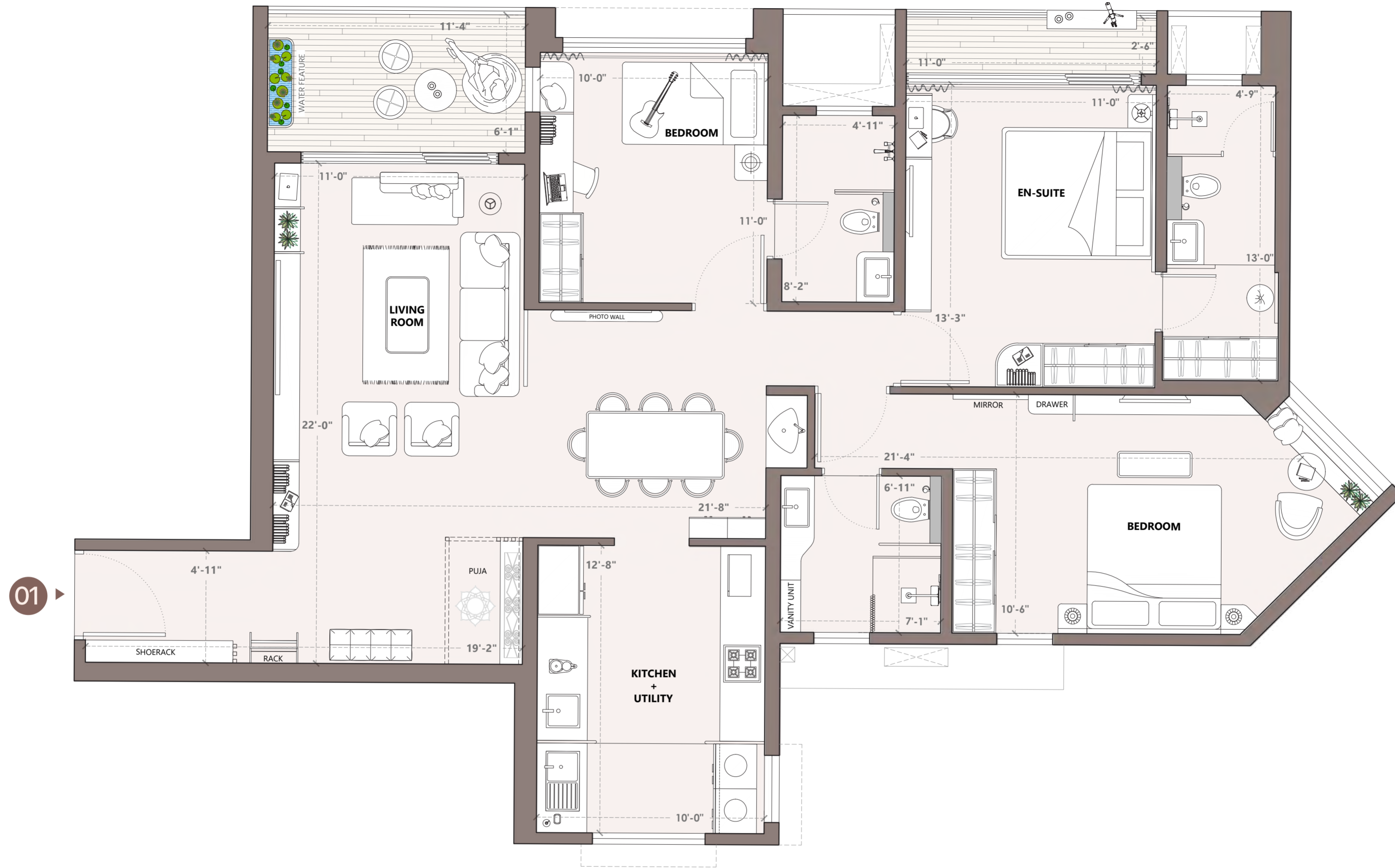
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 06

4BHK | 1552 SQ.FT. | RERA AREA + ENCLOSED BANCONY 129.18 SQ.MT. | OPEN BALCONY 15.01 SQ.MT. | TOTAL 144.19 SQ.MT.

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SEAMLESS LIVING
 • FULLY USABLE LAYOUT
 • EFFORTLESS FLOW ACROSS SPACES



LIGHT, AIR & EASE
 • ABUNDANT NATURAL LIGHT + VENTILATION
 • BRIGHT & BREATHABLE



THOUGHTFUL PRIVACY
 • PRIVATE & SOCIAL ZONES
 • UNINTERRUPTED COMFORT



THE PRESIDENTIAL EDGE
 • EXPANSIVE & OPEN JULIET BALCONIES
 • CITYSCAPE VIEW

Palladio

= Presidential Suites =

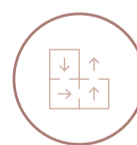
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 01 - REFUGE FLOOR

3BHK | 1285 SQ.FT. | RERA AREA + ENCLOSED BANCONY 110.50 SQ.MT. | OPEN BALCONY 8.84 SQ.MT. | TOTAL 119.34 SQ.MT.

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DEFINED ZONING
 • CLEARLY ARTICULATED SPACES
 • DEFINED LIVING AND PRIVATE REALMS



PRIVATE LIVING
 • BEDROOMS DISCREETLY POSITIONED
 • ENHANCED TRANQUILLITY



SIGNATURE LIFESTYLE
 • SEAMLESS INDOOR-OUTDOOR EXTENSION
 • ELEVATED LIVING EXPERIENCE



PRESIDENTIAL EDGE
 • GRAND FAMILY FORMAT
 • OPENNESS WITH DISTINCTION

Palladio

= Presidential Suites =

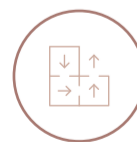
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 06 - REFUGE FLOOR

3BHK | **1274** SQ.FT. | RERA AREA + ENCLOSED BANCONY **109.56** SQ.MT. | OPEN BALCONY **8.84** SQ.MT. | TOTAL **118.40** SQ.MT.

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SEAMLESS LIVING
 • FULLY USABLE LAYOUT
 • EFFORTLESS FLOW ACROSS SPACES



LIGHT, AIR & EASE
 • ABUNDANT NATURAL LIGHT + VENTILATION
 • BRIGHT & BREATHABLE



THOUGHTFUL PRIVACY
 • PRIVATE & SOCIAL ZONES
 • UNINTERRUPTED COMFORT



THE PRESIDENTIAL EDGE
 • EXPANSIVE & OPEN JULIET BALCONIES
 • CITYSCAPE VIEW

Palladio

= Presidential Suites =

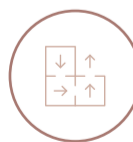
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 01 - 17TH FLOOR

3BHK | 1301 SQ.FT. | RERA AREA + ENCLOSED BANCONY 110.50 SQ.MT. | OPEN BALCONY 10.36 SQ.MT. | TOTAL 120.86 SQ.MT.

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DEFINED ZONING
 • CLEARLY ARTICULATED SPACES
 • DEFINED LIVING AND PRIVATE REALMS



PRIVATE LIVING
 • BEDROOMS DISCREETLY POSITIONED
 • ENHANCED TRANQUILLITY



SIGNATURE LIFESTYLE
 • SEAMLESS INDOOR-OUTDOOR EXTENSION
 • ELEVATED LIVING EXPERIENCE



PRESIDENTIAL EDGE
 • GRAND FAMILY FORMAT
 • OPENNESS WITH DISTINCTION

Palladio

= Presidential Suites =

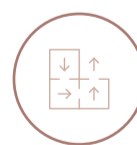
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 06 - 17TH FLOOR

3BHK | 1291 SQ.FT. | RERA AREA + ENCLOSED BANCONY **109.56 SQ.MT.** | OPEN BALCONY **10.36 SQ.MT.** | TOTAL **119.92 SQ.MT.**

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SEAMLESS LIVING
 • FULLY USABLE LAYOUT
 • EFFORTLESS FLOW ACROSS SPACES



LIGHT, AIR & EASE
 • ABUNDANT NATURAL LIGHT + VENTILATION
 • BRIGHT & BREATHABLE



THOUGHTFUL PRIVACY
 • PRIVATE & SOCIAL ZONES
 • UNINTERRUPTED COMFORT



THE PRESIDENTIAL EDGE
 • EXPANSIVE & OPEN JULIET BALCONIES
 • CITYSCAPE VIEW

Palladio

= Presidential Suites =

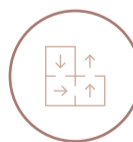
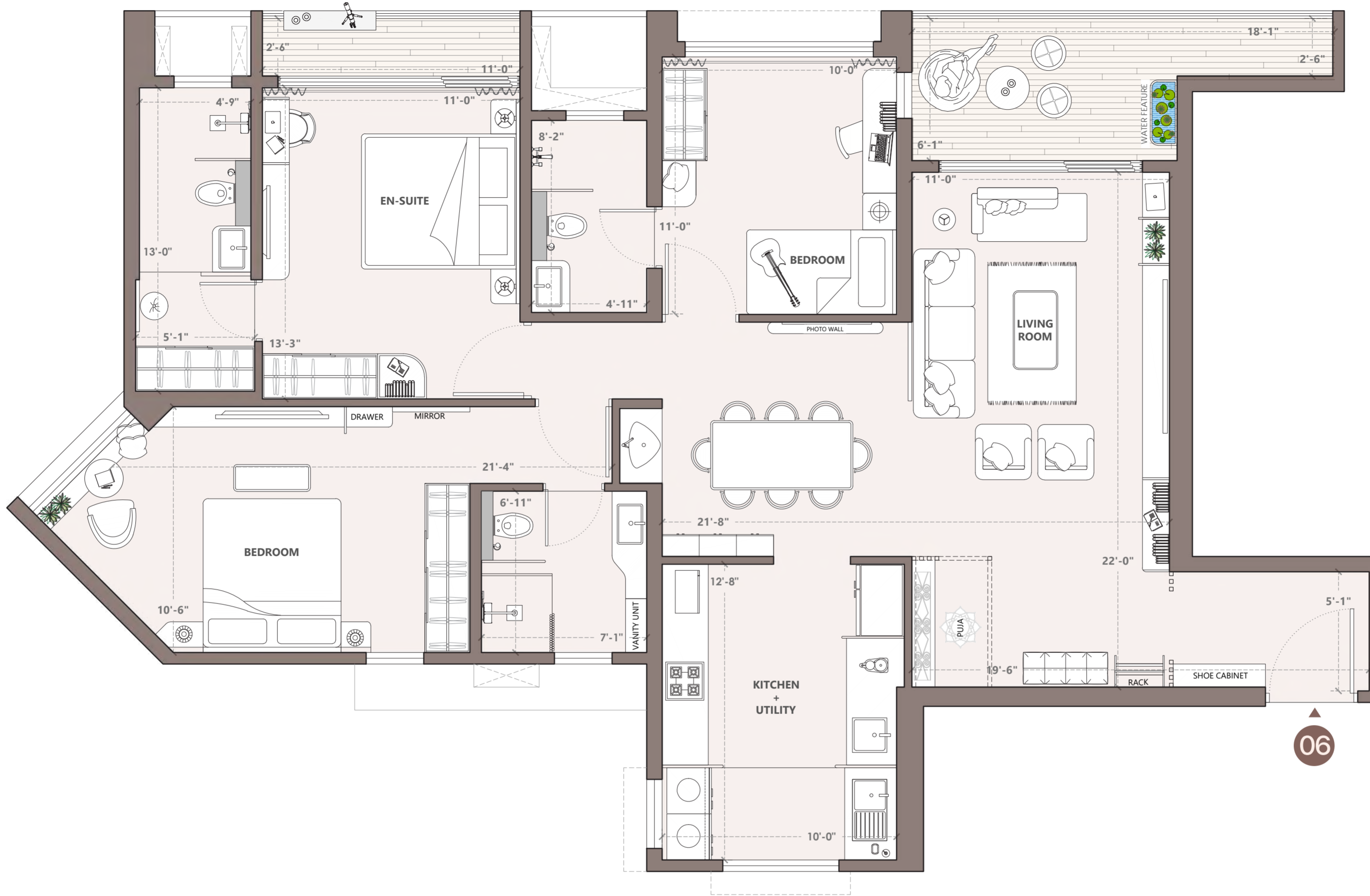
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 01 - 18TH FLOOR

3BHK | 1339 SQ.FT. | RERA AREA + ENCLOSED BANCONY 114.07 SQ.MT. | OPEN BALCONY 10.36 SQ.MT. | TOTAL 124.43 SQ.MT.

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DEFINED ZONING
 • CLEARLY ARTICULATED SPACES
 • DEFINED LIVING AND PRIVATE REALMS



PRIVATE LIVING
 • BEDROOMS DISCREETLY POSITIONED
 • ENHANCED TRANQUILLITY



SIGNATURE LIFESTYLE
 • SEAMLESS INDOOR-OUTDOOR EXTENSION
 • ELEVATED LIVING EXPERIENCE



PRESIDENTIAL EDGE
 • GRAND FAMILY FORMAT
 • OPENNESS WITH DISTINCTION

Palladio

= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 06 - 18TH FLOOR

3BHK | 1304 SQ.FT. | 110.74 SQ.MT. | RERA AREA + ENCLOSED BANCONY
10.36 SQ.MT. | OPEN BALCONY
TOTAL 121.10 SQ.MT.

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VJ

VILAS
JAVDEKAR
DEVELOPERS



PR1260002502961
maharerait.maharashtra.gov.in



Project is financed by and mortgaged with Aditya Birla Housing Finance Limited. NOC from Aditya Birla Housing Finance Limited will be required before entering into any arrangement/agreement for sale of any unit / flat in the project.